CLYDE GROWTH REPORT
1985

For : Village of Clyde
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Many business people and community organization representatives provided information about employers operating in and around Clyde, the goods and services available, and the number of employees. Those who gave their names are listed in the reference section.

The Village of Clyde Council is thanked for reviewing and commenting on the draft report. The report was written by Al McCully, the tables prepared by Shannon Shewchuk, and the graphics and layout done by Ann McIntosh, Alberta Municipal Affairs Planning Branch.

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EXECUTIVE SUMMARY

The purpose of the Clyde Growth Report - 1985 is to examine the existing land use situation and the capacity of the Village of Clyde to accommodate future growth. It updates the Village of Clyde Growth Study, 1976 and focuses on changes which have occurred in the last nine years.

The report will serve as an information base for future planning and development in the Village. It is intended for use by Council, businesses, developers, consultants, community groups, the public, and government agencies. The following subject areas are addressed: transportation and communication, development history, recent development, population growth, economic base and employment, trade, land supply, utilities, community services, and joint agreements. The conclusions are summarized in point form below.

1. Clyde is well-situated geographically with excellent highway connections between centres of population and primary resource activity in northern Alberta.

2. Clyde's early history was linked with the fur trade due to its proximity to the Athabasca Landing Trail, an historic land trail extending between Edmonton and Athabasca. With the arrival of homesteaders, a new road, and the railway, there was considerable optimism about the community's growth potential. Nearly 1700 urban lots were subdivided between 1911 and 1912. Incorporated as a Village in 1914, Clyde has grown slowly from a population of 154 in 1921 to its current population (1983) of 376.

3. Since 1975-76 there has been considerable land use change. Annexation in 1978 added 34 ha (85 ac) of land to the Village. The Denthor subdivision (50 lots), Alberta Housing Corporation subdivision (40 lots), and Mercier subdivision (26 lots) created a total of 116 new residential lots. Mercier also developed an 12 unit mobile home park (currently 4 vacant stalls). A senior citizen drop-in centre and 12 unit senior citizen apartment were built in 1982-83. There was also growth in municipal services. The Village obtained a municipal shop and fire hall. Water and sewer were extended west of the railway tracks to service existing

and new development. A new high flow well, a 909200 litre (200,000 gal) water reservoir, and a new sewage lagoon were created.

4. The recent subdivision activity has been translated into significant housing development. Since 1975, 62 building permits have been issued for single dwellings and a 12 unit permit for the seniors apartment building. The peak development year was 1976 with 40 residential building permits being issued.

5. The estimated value of construction (residential, commercial, and institutional and government) for 1975-1984 totals $2,638,000. Residential development accounted for about 85% of the total. No building permits were issued for industrial development over this period.

6. Although Clyde's population has both declined periodically and increased rapidly at times, the general trend since 1921 has been upward. In recent years the most dramatic growth occurred between 1974 and 1979, when the population increased 75% from 228 to 400 persons. During the federal census period 1976 to 1981, Clyde's average annual growth rate of 3.1% (compounded), compared favourably with other urban centres in the region and with the average annual provincial growth rate of 4%. Although Clyde's population declined to 364 in 1981, it increased to 376 (+ 3.3%) in 1983, and may be near the 400 mark now. Average annual population increases are likely to be of the magnitude of 1% to 3% for the next 2 to 3 years until the provincial economy improves. This projection, however, could be dramatically altered if a new major employer were to locate in or near Clyde, e.g. agri-business.

7. Regarding age/sex characteristics of the population, Clyde has a lower percentage of dependent residents (persons 19 years and under, and 65 years and older) at 48% than several neighbouring municipalities. Clyde's percentage of senior citizens (14%) is lower than all communities in the region except Boyle (11%). The average family size is 3.2, a figure is somewhat higher than other municipalities in the region.

8. Clyde's economy is based on servicing the nearby agricultural community and providing a residential location for people commuting to employment in the region. There are 23 employers including retail and service trade outlets, public sector employers, community service organizations, and home occupations. These employers provide 49 full time jobs, 24-26 part time jobs, and 12-13 seasonal jobs. Several businesses located within 6.4 km (4 mi) of the Village also provide employment opportunities. These 17 businesses provide 76 full time jobs, 81 part time positions, and 18-22 seasonal jobs. The largest single employer in and around Clyde is Modern Livestock Ltd., with a full and part time labour force totalling 100.

9. For most goods and services provided by Clyde businesses the trade area is local (6.4 km or 4 mi radius). However two firms - Clyde Auctioneering and Tri-Line Welding - serve regional markets, while two others - Malish Trucking and Nyal Construction work throughout the province. Several of the businesses adjacent to Clyde compete in national and international markets. These firms include: Modern Livestock, Swan Apiaries, and M + P Honey.

10. The number of retail and service trade outlets (excluding home occupations) declined from nine in 1975 to four in 1982, while total trade receipts increased slightly from $1,306,000 to $1,432,000 during this period.

11. Clyde has a surplus of developable land for residential, commercial, and industrial uses. There are approximately 70 serviced, undeveloped residential lots in the newer subdivisions (AHC 20, Denthor 25, and Mercier 25), and numerous infill lots and larger parcels in the older areas which could be subdivided. About 61 of the newer lots are unsold. Clyde also has unserviced residential land zoned Urban Reserve capable of accommodating over 200 residential lots. The 14 undeveloped industrial lots are unserviced, except for one which is serviced with water only. Full servicing could be readily installed to these lots. Total unserviced industrial land is about 11.3 ha (27.8 ac). There are 14 serviced commercial lots totalling 1.48 ha (3.67 ac).

12. The water and sewer systems have a capacity to serve a total population of 800 to 1000 persons, or about 2.5 times the present population. Both systems can be expanded in stages to meet growth requirements. The village also provides water and sewer to several businesses and homeowners living adjacent to Clyde.

13. Clyde has a variety of recreation facilities, most of which are owned by the Village and operated by volunteers under the Clyde and District Agricultural Society, an umbrella group. The major recreation facilities include: a community hall, curling rink, playground, outdoor skating rink, recreation grounds (rodeo grounds, ball diamond, picnic shelter and concession trailers), and school recreation facilities (gymnasium, ball diamonds, open space and playground). There are over 14 ha (35 ac) of recreation open space in the Village.

14. Support services for senior citizens include: a drop-in centre, 12 unit apartment block (2 vacancies) and a weekly bus service to Westlock.

15. Public school education is available in Clyde for grades K-9. Current enrollment is 211 students. The school has a capacity for 250 students.

16. The Village has established several joint agreements with other municipalities and organizations to provide service to Village and area residents. These agreements are in the areas of: fire protection, solid waste disposal, senior citizens service, recreation, family and community support services, municipal school reserves, and water and sewer services.

17. Assuming future growth trends are similar to those in the recent past, Clyde has adequate land inventory for more than 20 years. All land in the Village is serviceable, however, from an engineering perspective long term growth to the west or south would likely be less expensive. Further expansion to the east would require additional lift stations. Residential expansion to the north would be undesirable because of the highway and sewage lagoon.

CHAPTER 1
INTRODUCTION

The purpose of this report is to examine the existing land use situation in Clyde and its capacity to accommodate future growth. The report updates the Village of Clyde Growth Study, 1976 and focuses on the changes which have occurred since then.

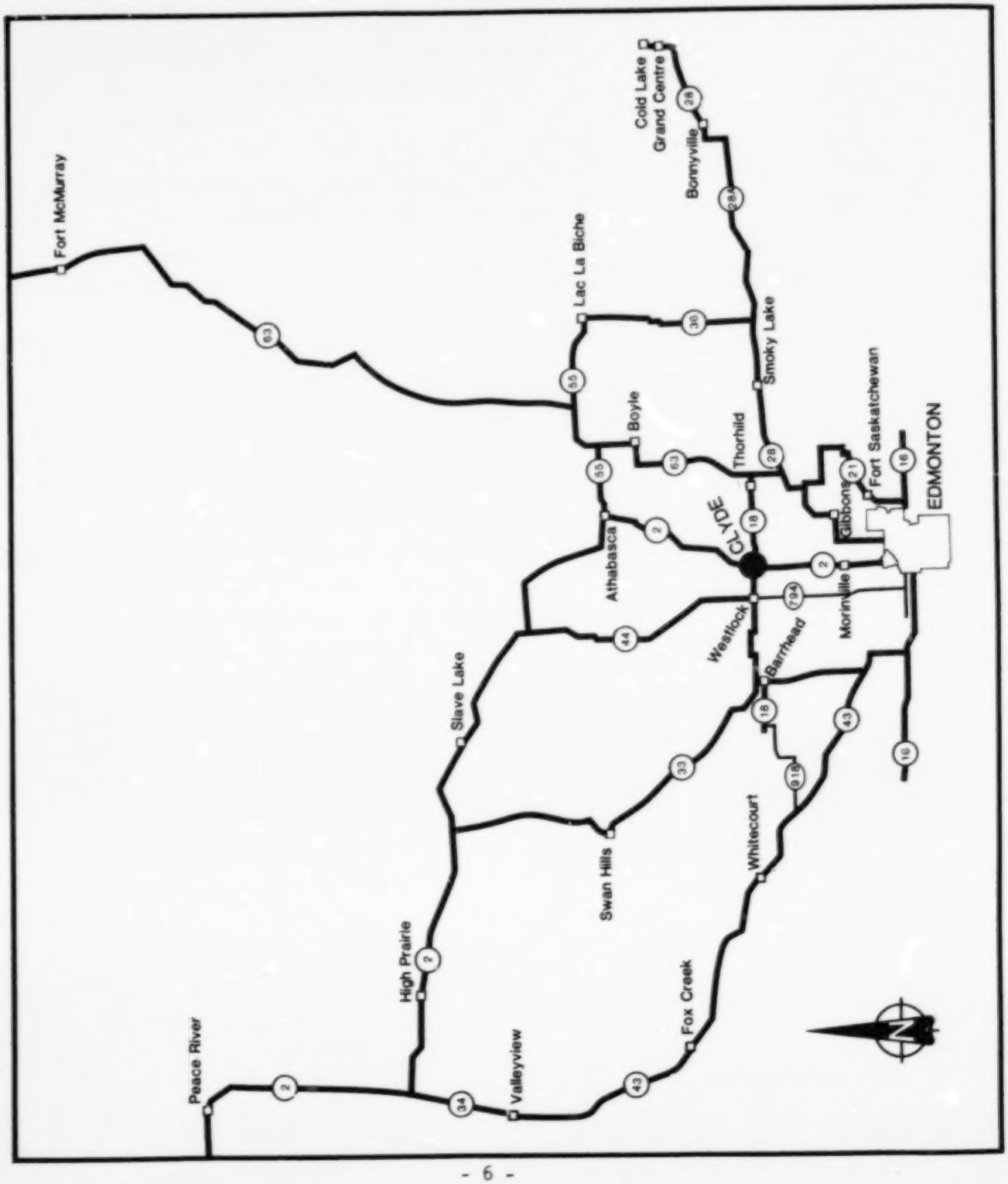
It is intended to be used as an information base by Council, businesses, developers, the public and government agencies. It could also serve as a base for preparation of: a growth strategy for the Village, a General Municipal Plan, economic development strategy, or community promotional publication.

Topics addressed include: transportation and communication, development history, recent development, population growth, economic base and employment, trade, land supply, utilities, community services, and joint agreements.

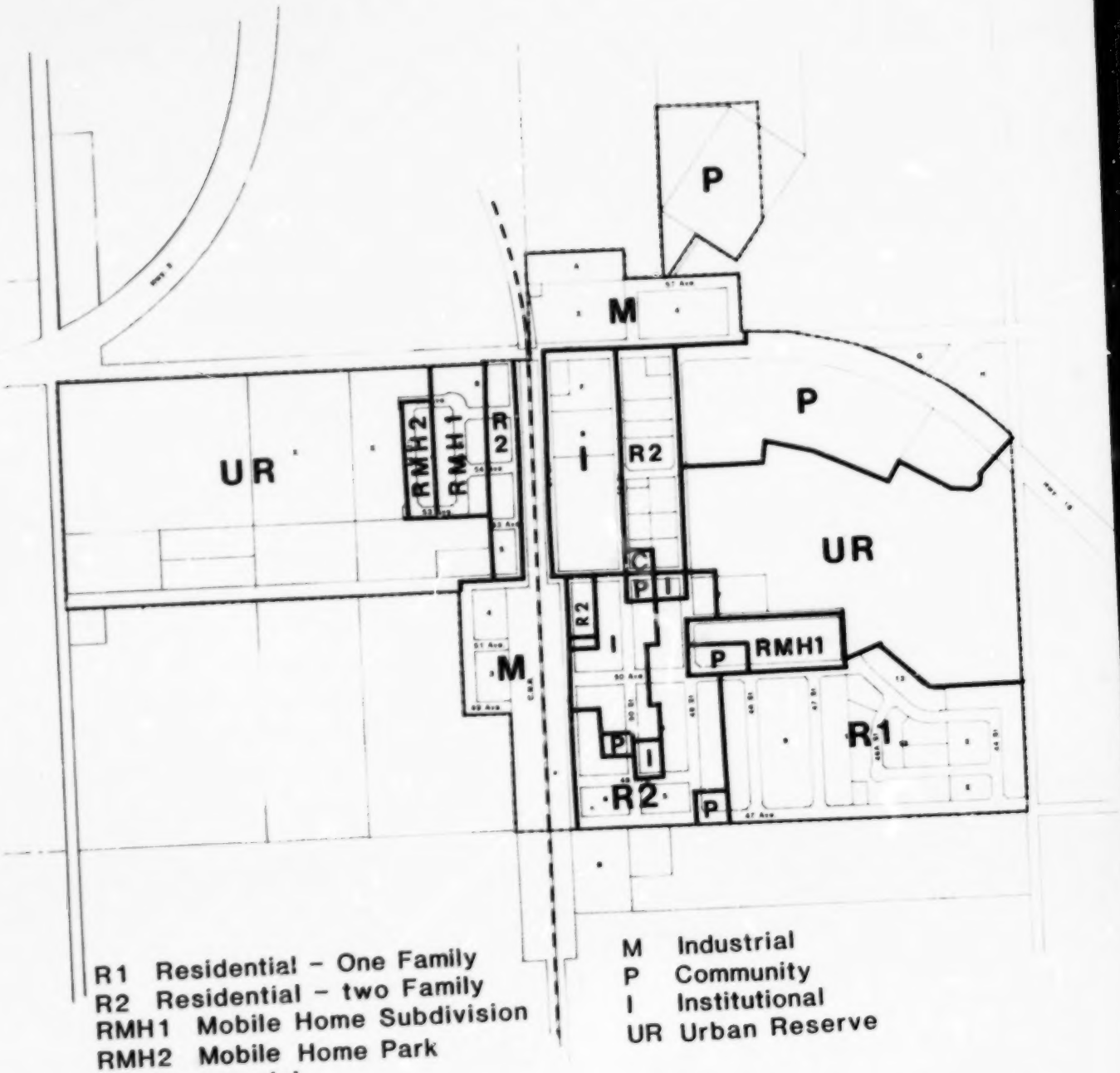
Clyde is located approximately 56 km (35 mi) north of Edmonton and 1.6 km (1 mi) east of the junction of Highways 2 and 18. The nearest town is Westlock (pop. 4432), 13 km (8 mi) to the west (see MAP 1.1). Clyde is situated between a large metropolitan population of 739,852 (Alberta Tourism and Small Business, 1984), and areas where resource development activities such as agriculture, conventional oil and gas, heavy oil, and lumber are conducted.

The Village covers 1.04 sq. km (0.6 sq. mi) and has a population density of 350/sq. km. Since the last Growth Report was prepared in 1976, the Village has grown by approximately 34 ha (85 ac) as a result of the annexation in 1978. The Village and its land use districts are shown on MAP 1.2.

MAP 1.1 REGIONAL SETTING



MAP 1.2 LAND USE DISTRICTS



R1 Residential – One Family
R2 Residential – two Family
RMH1 Mobile Home Subdivision
RMH2 Mobile Home Park
C Commercial

M Industrial
P Community
I Institutional
UR Urban Reserve

CHAPTER 2
TRANSPORTATION AND COMMUNICATION

Clyde has excellent highway connections to centres of population and resource activity in northern Alberta. It is linked with the Cold Lake area to the east by Highways 18 and 28; to Lac La Biche and Fort McMurray in the northeast by Highways 18, 55 and 63; to Athabasca in the north by Highway 2; to Slave Lake and the Peace River country in the northwest by Highways 18, 44 and 2; and Westlock, Barrhead, Whitecourt and Grande Prairie in the west by Highways 18, 918, 43 and 34.

Greyhound Lines of Canada provides daily passenger bus and package express service into the Village, and an additional daily schedule which stops at the junction of Highways 2 and 18.

Canadian National Railways has approximately two freight train movements through Clyde per week, depending upon demand. Truck freight services are provided by Lux Transport, Noon Stage Express, Pony Express, and Westlock Transport.. Canada Packers and Gainers meat trucks each make two deliveries weekly to Clyde. Malish Trucking, operating from Clyde, ships bulk commodities throughout the province.

A small airport is located about 8 km (5 mi) west of Clyde. It provides a 912 m (3000 ft) paved runway, and hanger and aircraft repair services. Commercial or charter passenger service and freight service are not available.

Conventional communication services are all available in Clyde. Telephone service is provided by Alberta Government Telephones. The Westlock News and Westlock Hub are the two regional weekly newspapers. Radio stations received include CFOK from Westlock and several Edmonton, Camrose and St. Albert stations. Television broadcasts are received from three Edmonton stations: CBC (channel 5); CITV (channel 13) and CFRN (channel 3).

CHAPTER 3
DEVELOPMENT HISTORY

This section briefly chronicles Clyde from its earliest recorded history until present, focusing on why and how it developed. In the late 1800's the area in which Clyde is now located was wilderness, its landscape characterized by bush, swamp and sloughs (Hobart, 1980). The early recorded history was closely linked with the fur trade, due to the proximity to the Athabasca Landing Trail, located 11 km (7 mi) east of present day Clyde. This old Indian trail followed the height of land between two major prairie drainage systems, the North Saskatchewan River and the Athabasca River. Traders from the east would come up the North Saskatchewan to Edmonton, then follow the Athabasca Landing Trail north 160 km (100 mi) to the Athabasca River. Once on the Athabasca River they could use the northern waterway system to travel to the Peace River country, or to Lake Athabasca and the North West Territories.

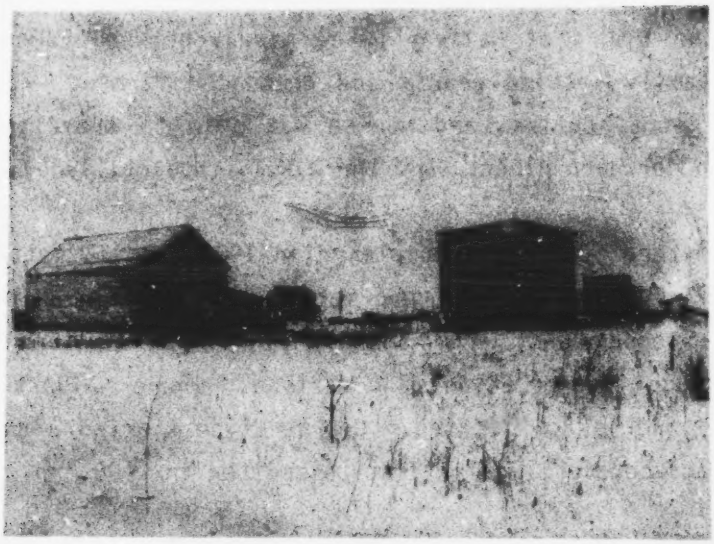
As the Athabasca Land Trail became more heavily used, "stopping places" developed about one day's travel, or 19 km (12 mi) to 32 km (20 mi) apart. Food and lodging were provided to the traders, freighters, trappers, prospectors, explorers, and settlers travelling the Trail. The first stopping place in the Clyde area was operated on a seasonal basis by a Metis named Gullion in 1887 (Dagg, 1984). The "Halfway House" was started by the Egge family in the 1890's at Halfway Lake, midway between Edmonton and Athabasca. The Watts family settled nearby and commenced farming. Surplus hay, grain, beef, pork, eggs, butter, and cheese was sold to travellers, and eventually shipped into northern Alberta and the N.W.T. (Hobart, 1980).

The Dominion Land Survey was completed in 1902, and 15 settlers "squatting" in the area filed to homestead. As more settlers arrived to take up land, a trail was extended west from the Halfway House to the Pembina River. It passed through George Clyde's homestead, where Alberta Transportation's maintenance yard is now located. George Clyde started a small store to serve travellers and became Clyde's first postmaster in 1906.

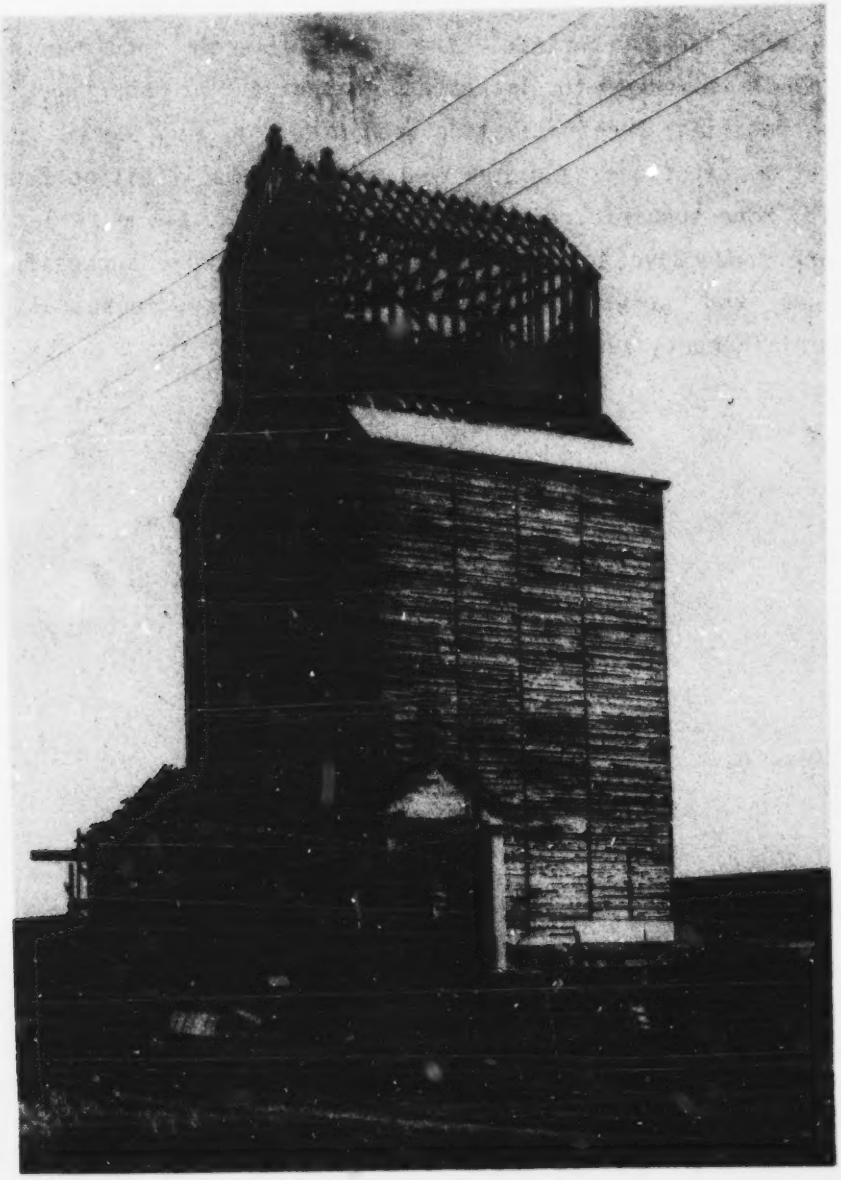
Access to the area improved substantially in the next few years, causing a rapid decline in use of the old Landing Trail. A new road to Edmonton (paralleling what is now Highway 2) was started in 1908. The Canadian

Northern Railway arrived in 1910, commencing regular service from Edmonton to Athabasca in 1912. Homesteaders in the area supplemented their income by freighting, working in tie camps, cutting telegraph and telephone poles, cutting and laying corduroy on government roads. Soon there were enough people and tradesman in the area to build a new community.

As with most communities, the arrival of the railway and improved roads created considerable optimism about growth potential and land speculation. The contractor for the railway attempted to purchase land from George Clyde for a station site which would become the nucleus for further urban development. Unable to reach an agreement with Mr. Clyde, the railway purchased the quarter (NE 35-59-25-4) to the south, erected a station, and subdivided the surrounding area into 92 lots. This was called Clyde Station. Meanwhile George Clyde's quarter (SE 2-60-25-4) north of the present Highway 18, was divided into 214 lots and called Clyde Centre. The quarter west of the tracks was divided into 494 lots and called Clydesdale. The quarter (NW 36-59-25-4) east of Clyde Station was subdivided into 1166 lots. Between 1911 and 1912 a total of 1966 lots were created ranging in frontage width from 8 m (25 ft) to 15 m (50 ft) and in length from 35 m (115 ft) to 52 m (171 ft).

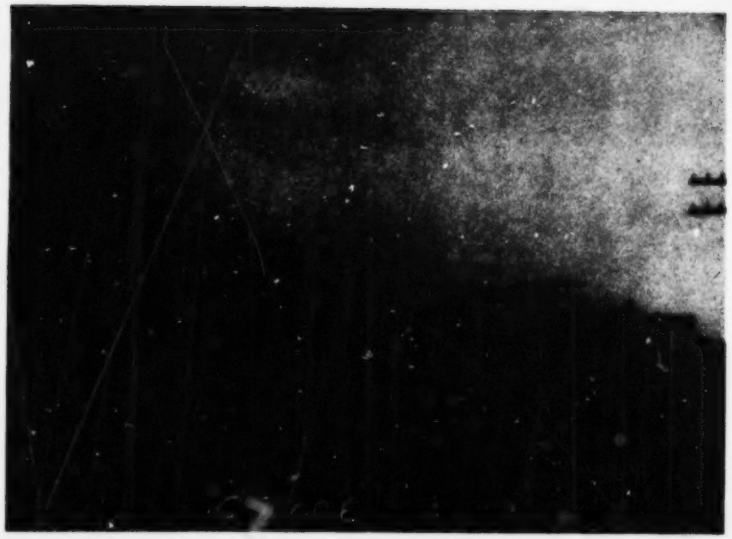


Clyde was incorporated as a village on January 28, 1914 at Clyde Station. Businesses and residences located in Clydesdale and Clyde Centre relocated around the railway station. By this time there was telephone service (1908), a church (1911), and schools in the surrounding area. The U.G.G. started a grain elevator in 1917 and a school established in the Village in 1918. Power and street lights were installed in 1929, and a communal water and sewer system in 1956. Natural gas was brought into the community in 1967.



Like most communities which were established every few miles along the railroad network in the prairies, Clyde had high expectations for growth. Most of these communities no longer exist, however Clyde has survived. As Westlock grew into a regional service centre, Clyde's role as an agricultural centre declined, yet it maintained its residential function with a current population more than what it was in the 1920's (see CHAPTER 5).

The reasons for Westlock's more rapid growth are likely similar to other areas in which there were too many towns and villages established for all thrive. Other general factors include: the trend to larger and fewer farms; decreased rural population due to increased mechanization; shortage of rural jobs; smaller families; centralization policies of machinery manufacturers and financial institutions; and improved highways, facilitating shopping in larger centres. More specific reasons given are that Westlock is located in an area with more productive agricultural land and been more successful in attracting businesses and services such as the creamery, hospital, and R.C.M.P. detachment (Hobart, 1984).



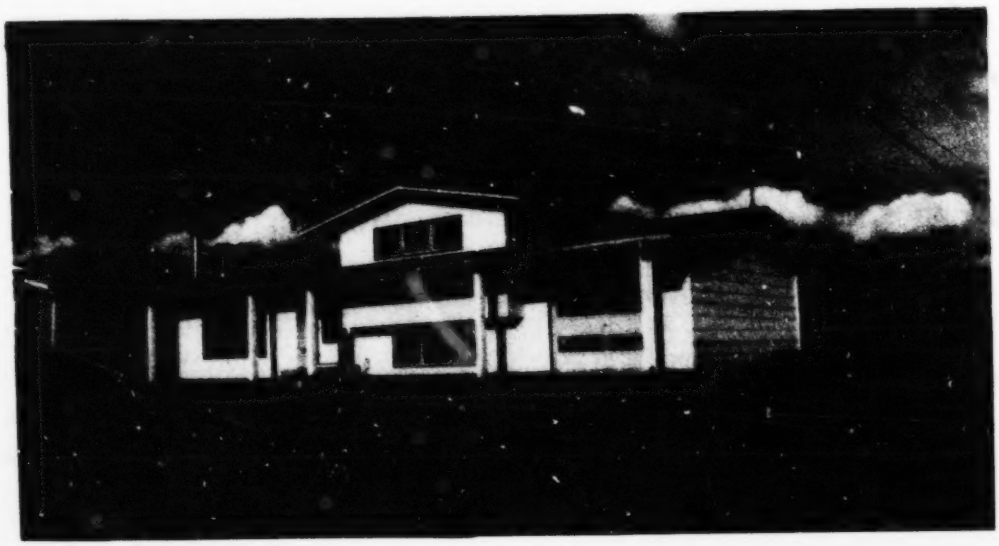
Main St. looking

CLYDE ALTA

Clyde 193

CHAPTER 4
RECENT DEVELOPMENT

This chapter deals with subdivision and development which has occurred in the last decade. Subdivision activity increased in 1975 with the creation of the Denthor residential development of 22 lots on the east side of the Village, followed by a second phase of 28 lots. In 1978 the Village annexed 34 ha (85 ac) located on the part of the NE 35-59-25-4 which lies south of Highway 18. Alberta Housing Corporation, on behalf of the Village, subdivided and serviced a 40 lot development east of Denthor's.



In 1982 growth resumed west of the tracks. The Mercier subdivision created 26 mobile home lots and an 12 unit mobile home park. Development of this project in 1983 also had the advantage of also bringing Village water and sewer services to most of the existing homes west of the tracks. In 1983 a senior citizen drop-in centre and a 12 unit senior citizen apartment were built. An existing industrial building was moved into the Village and renovated for use as a municipal shop and fire hall.

TABLE 4.1 shows the number of building permits issued for dwelling units from 1975 to present. TABLE 4.2 lists the estimated value of construction according to use, over the same period.

The tables reveal that 1976 was a record year, both for number of dwelling unit building permits issued (40) and estimated value of all types of construction ($999,000). This represented significant residential development supplemented by some institutional or government construction, and a small amount of commercial growth.

After 1976 the estimated value of construction declined until 1982, when the Eastglen Manor apartment block was constructed and annual building permit values rose up to $484,000. Since then little development activity has occurred, due to the general economic downturn in the provincial and national economies.

Table 4.1

Dwelling Unit Permits Issued*
(Building Permits)

Year	Single Dwellings	Apartments	Total
1975	6	—	6
1976	40	—	40
1977	5	—	5
1978	4	—	4
1979	1	—	1
1980	2	—	2
1981	3	—	3
1982	1	12	13
1983	—	—	—
1984 (Jan.-Oct.)	—	—	—

* Note: No permits were issued for cottages, double dwellings, row housing, or conversions during the period 1975 to October, 1984. Moreover, permits have not been issued for mobile home units renting space in the Mercier mobile home park and subdivision.

SOURCE: Statistics Canada, Building Permits.
Clyde Growth Report, 1985.

Table 4.2

Estimated Value of Construction (Building Permits)

Year	Residential	Industrial	Commercial	Institutional and Government	Total
1975	$175,000	—	—	—	$175,000
1976	$912,000	—	$8,000	$79,000	$999,000
1977	$179,000	—	$4,000	—	$183,000
1978	$161,000	—	—	—	$161,000
1979	$56,000	—	—	—	$56,000
1980	$93,000	—	$51,000	—	$144,000
1981	$164,000	—	$109,000	$145,000	$418,000
1982	$484,000	—	—	—	$484,000
1983	$16,000	—	—	—	$16,000
1984 (Jan.-Oct.)	$2,000	—	—	—	$2,000

SOURCE: Statistics Canada, Building Permits.
Clyde Growth Report, 1985.

CHAPTER 5
POPULATION GROWTH

Since 1921, the general trend in Clyde's population has been one of slow, steady growth with a few periods of rapid increase and decrease (see TABLE 5.1). The most rapid five year growth period was between 1974 and 1979 when the population increased 75.4% from 228 to 400 persons.

Table 5.1
Historical Population Trends

Year [1]	Total Population	% Change
1983	376	3.30%
1981	364	-9.00%
1979	400	9.89%
1978	364 [2]	-2.97%
1977	374	19.87%
1976	312	24.30%
1975	251	10.09%
1974	228	4.59%
1973	218	-10.29%
1972	243	4.29%
1971	233 [2]	-8.98%
1966	256	-1.16%
1961	259	17.19%
1956	221	0.91%
1951	219	36.88%
1941	160	-13.98%
1931	186	20.78%
1921	154	

Notes: 1. Years listed as those in which federal or municipal census were conducted.
2. Changes in village boundaries.

SOURCE: Statistics Canada, Census of Canada.
Clyde Growth Report, 1985.

The growth rates which occurred more recently during the 1976-1981 census period compare very favourably with those of neighboring communities. TABLE 5.2 compares Clyde's growth with other "peripheral" communities (i.e. those not in the metro/urban, resource, or corridor categories), and the provincial and national average annual rates.

Table 5.2

Population Growth Comparisons

Community	1976	1981	Average Annual % Change
Clyde	312	364	3.1%
Athabasca	1759	1731	-0.3%
Barrhead	2944	3736	4.9%
Boyle	424	552	5.4%
Ft. Assiniboine	185	207	2.3%
Radway	169	192	2.6%
Smoky Lake	925	1074	3.0%
Thorhild	533	576	1.6%
Westlock	3721	4424	3.5%
Alberta	1,838,000	2,238,000	4.0%
Canada	22,993,000	24,343,000	1.1%

SOURCE: Alberta Tourism and Small Business, Alberta Communities Comparative Statistical Data - Population and Building Permits 1981-1982. Edmonton, 1983.

Clyde Growth Report, 1985.

During this period Alberta's economy was booming as a result of in-migration and the energy, petrochemical, and utility megaprojects. Because of the high demand for reasonably priced single family homes, Clyde with its low priced land and central geographic location was expected to grow rapidly as a commuter community (Francl, W.J. and Associates, 1976 and 1977). The 1976 Clyde Growth Study's population projections for 1982 and 1987 respectively were: low growth 570/869, median growth 602/969, and high growth 751/1511.

The significant downturn in the Alberta economy reversed the in-migration of potential home buyers and drastically reduced employment in the energy and construction sectors. Most municipalities that had been growing and preparing for growth were left with surplus inventories of serviced land and houses due to drastically reduced demand.

Clyde's population is now growing again and may now be near the 400 mark. It is likely that Clyde will experience a period of slow growth with annual rates of increase in the magnitude of 1% to 3% per year until 1986-87 when the provincial economy is expected to improve more rapidly. Location of one or more new major employers in or near Clyde, however, would increase the above projections.

TABLE 5.3 illustrates the age/sex characteristics of Clyde based on the 1983 municipal census and the 1981 federal census.

Table 5.3

Age/Sex Characteristics

1983 Municipal Census			1981 Federal Census		
Age	Male	Female	Age	Male	Female
0-4	18	21	0-4	15	15
5-14	42	31	5-14	40	30
15-19	12	9	15-19	15	10
20-24	8	10	20-24	10	10
25-44	64	63	25-44	55	50
45-64	26	24	45-64	35	30
65 and over	27	21	65 and over	25	25
TOTALS	197	179	TOTALS	195	170

SOURCES: Statistics Canada, Census of Canada; and Clyde Municipal Census. Clyde Growth Report, 1985.

Clyde's rate of dependent residents (persons 19 years and under, and 65 years and older) was 48% in 1981 and 49% in 1983. Compared with the 1981 census data from neighbouring communities, Clyde has fewer persons in these categories than Thorhild (60%), Radway (55%), and Smoky Lake (54%), and about the same as Athabasca (48%), Westlock (49%), and Boyle (49%). (Statistics Canada, 1982)

In 1981 Clyde had a much lower percentage of senior citizens (14%) than most neighbouring urban municipalities, excepting Boyle which has 11%. Westlock's senior citizen composition is 18%, Thorhild's 34%, Radway's 34%, Smoky Lake's 31% and Athabasca's 20%. (Statistics Canada, 1982.)

The average family size in the Village is 3.2 persons, whereas the average number of persons per private household (one in which there are unrelated occupants) is 2.7 based on the 1981 federal census (Statistics Canada, 1982). Family size in Clyde is somewhat higher than neighbouring urban municipalities such as Westlock (3.0), Thorhild (2.9), Radway (2.7), Boyle (2.7), Smoky Lake (2.8) and Athabasca (3.0). The lower percentage of senior citizens and the higher percentage of dependents 19 years and under are the likely reasons for Clyde's larger family size.

CHAPTER 6
ECONOMIC BASE AND EMPLOYMENT

6.1 Employment

Clyde's economy is based on servicing the nearby agricultural community and providing a central residential location for people commuting to employment in the region. There are 23 employers and businesses in the Village, including commercial and retail outlets, public sector employers, community service organizations, and home occupations. These employers provide 49 full time jobs, 24-26 part time jobs, and 12-13 seasonal jobs. Aside from businesses like Nyal Construction, Malish Trucking, Clyde Auctioneering and Tri-Line Welding which have a broader trade area, the employers and businesses in Clyde are fairly typical for urban municipalities of this size. TABLE 6.1 identifies the employers, goods and services they provide, and the number of employees.

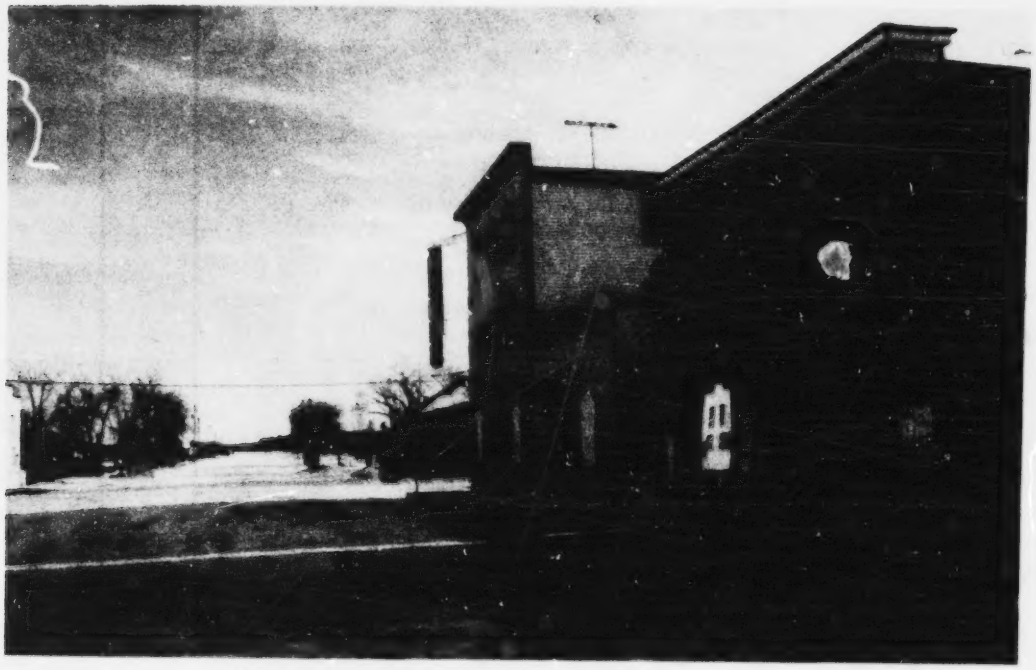


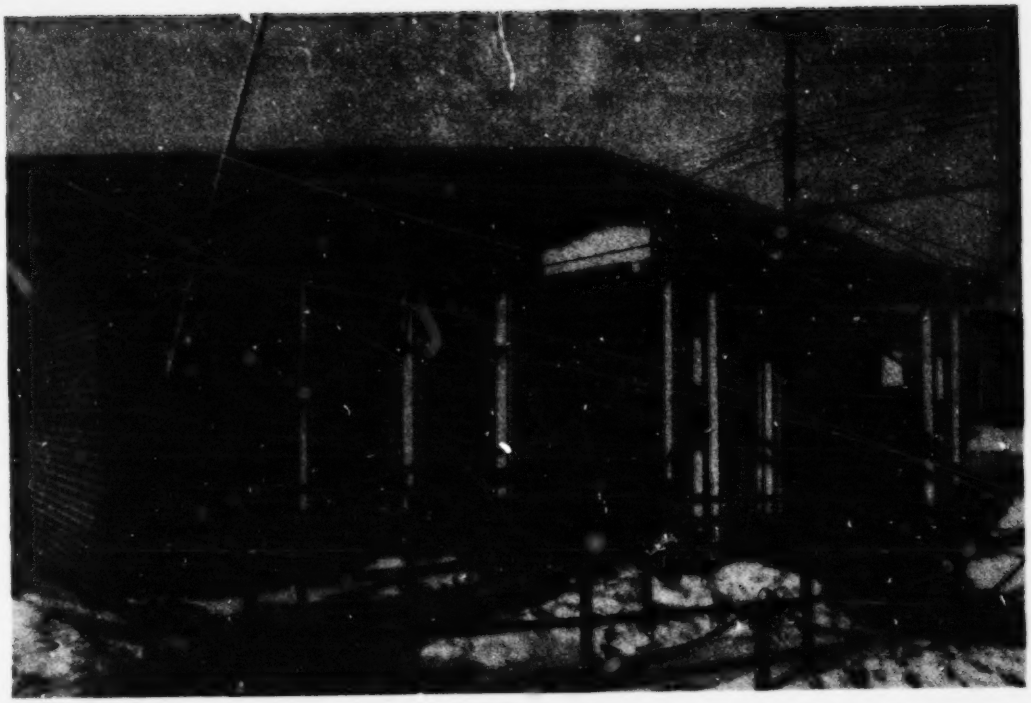
Table 6.1
Goods/Services and Employment

Employer	Type of Goods or Services[1]	No. Employed[2]		
		Full Time	Part Time	Seasonal
Alberta Transportation	Highway maintenance	5		6
Alberta Treasury Branch	Banking and financial services, except loans (four day week service).		1	
Alberta Wheat Pool	Grain buying; retail fertilizer, herbicides, pesticides sales; hail insurance.	2		1
Bon-Ton Store	Fresh meat, vegetables, fruit and dairy products; canned and frozen foods; dry goods, bus depot; dry cleaning depot.	2	2	
Clyde Car Wash	One bay, self-serve car and light truck wash.		1	
Canada Post	Postal and mail services.	1	1	
Central Garage	Retail gas and oil sales; car and light truck repair service.	3		
Clyde Auctioneering	Weekly household and miscellaneous auction mart (Wed.); contract auction service (household, farm, industrial, commercial).		7	
Clyde Gospel Mission	Religious services.		1	
Clyde Hotel	Coffee shop; tavern; rooms.	3	4	
Clyde Playschool	Half-day playschool for 3-5 year olds.		1	
Clyde United Church	Religious services.		1	
Ernie Dagg[3]	Retail Watkins, Amway, Fuller Brush products; health food supplements; livestock feed supplements.	1		
Hans Lascheit[3]	Interior and exterior painting; decorating.	2		
Joyce's Therapy Centre[3]	Physiotherapy and massage	1		
Malish Trucking	Bulk commodity transport (fly ash additive used in concrete and oil well drilling).	4		
Mary McLaughlin[3]	Retail Avon cosmetics.		1	
D. Nyal Construction Ltd.	General construction contractor, building erection and repairs, commercial insulation, utilidor installations, general woodwork manufacture and installation of oilfield equipment insulating blankets.	3		3-4
Saint Patrick's Catholic Church	Religious services.	1		1
Tri-Line Welding	Welding; blacksmith; manufacture and retail small farm equipment; retail hardware.	3		1
Westlock School Division #37	Primary education (grades K-9).	14	2	
Westquip Appraisal	Heavy equipment appraisals	2		
Village of Clyde	Municipal administration and public works.	2	2-4	
	TOTALS	49	24-26	12-13

1. Includes: commercial businesses, government services, community services, churches and home occupations.
2. Number employed includes: owners, managers, and employees.
3. Home occupation.

SOURCE: Survey conducted by Alberta Municipal Affairs, June 1984-March 1985.

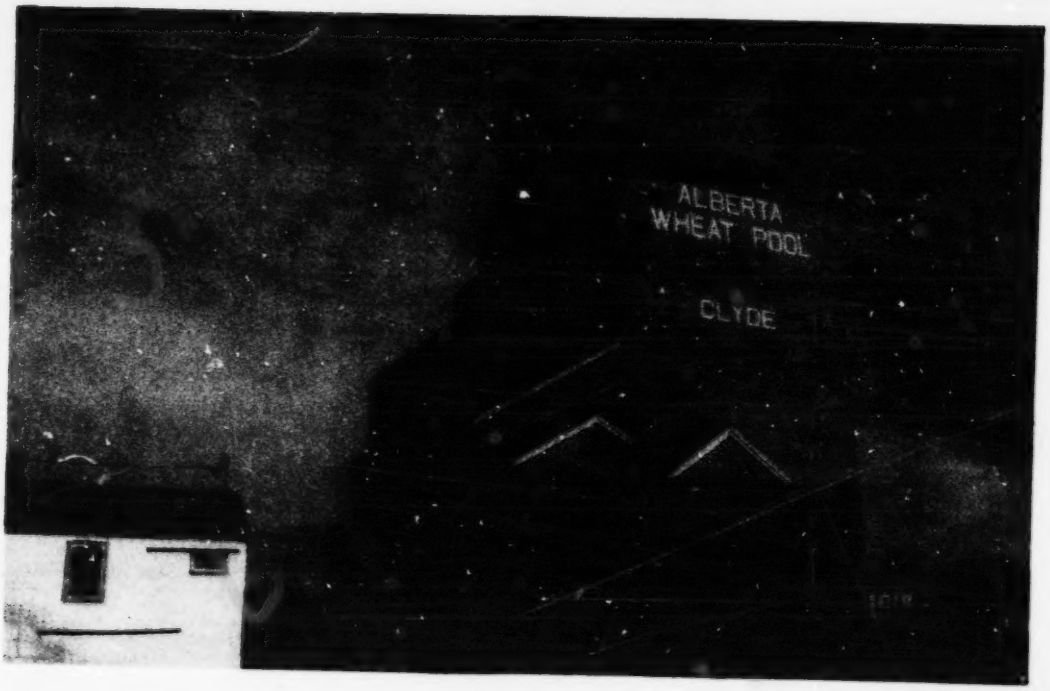
Clyde Growth Report, 1985.

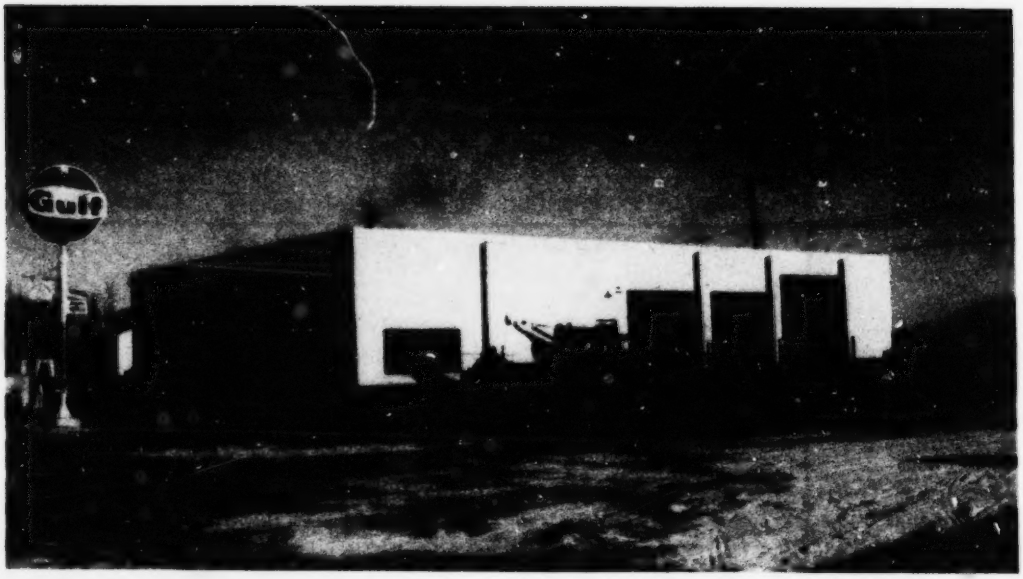


A substantial number of Clyde residents commute to their jobs. Over fifty residents travel to other rural and urban centres in the region, and to Edmonton for employment (Hobart, 1984).

Since several large employers are located within a short distance of Clyde, businesses and intensive livestock operations located within 6.4 km (4 mi) of Clyde were inventoried (see TABLE 6.2). These businesses are important to Clyde because they are within its immediate trade area, and provide significant employment opportunities. These 17 businesses provide 76 full time jobs, 81 part time positions, and 18-22 seasonal jobs. (Allison, 1985; Stasiuk, 1984).

Most of these businesses are intensive agricultural operations, or are directly related to agriculture. They are involved with the production of cattle, hogs, chickens, veal, hay, and honey, or serving these producers. Two businesses provide highway commercial services, one is involved with real estate sales and development, one with welding and one with excavation.




Gulf

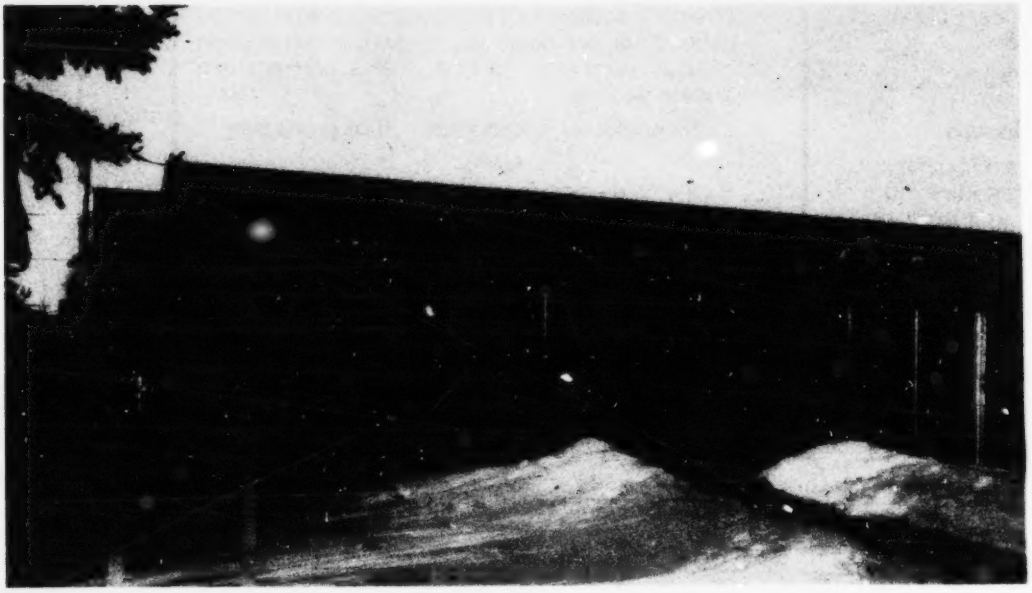


Table 6.2

Nearby Goods/Services and Employment [1]

Employer	Type of Goods or Services	No. Employed		
		Full Time	Part Time	Seasonal
Bank of Montreal	Commercial agricultural loan service (two days per week)		1	
Chris's Esso Service and Restaurant	Retail gasoline and propane; restaurant.	6	8	
E + A Meat Processing	Retail meat cutting, wrapping and quick freezing.			3
Ray Galas	Welding; commercial hay production	1		
Gateway North Bi-Lo	Retail gasoline, diesel, and oil; retail confectionary goods.	3	2	
Harv's Ditching	Backhoe and excavating service	1		
Hoetmer's	Commercial chicken production	4		
KBJ Stockfarms	Cow-calf production; broiler chicken production	4		1
M + L Farms	Commercial cattle feedlot; commercial hay production	3		2
M + P Honey	Honey production and wholesale export; wholesale wax	4		3-7
Modern Livestock Ltd.	Livestock auction mart (commercial cattle, purebred cattle, hogs, and horse sales); satellite transmission of sales; used farm machinery sales; contract farm auction service.	30	70	
Nilssons	Cattle producers; commercial buffalo production	3		3
North Country Properties Ltd.	Real estate sales; land development.	4		
Svend Peterson	Commercial hog production	1		
Roelof's	Commercial veal production	6		
The Stockman	Bi-weekly livestock publication	4		
Swan Apiaries	Honey production and wholesale export; retail bee pollen	2		6
	TOTALS	76	81	18-22

1. Includes businesses, industries, and intensive agricultural operations located within a 6.5 km (4 mi) radius of Clyde.

SOURCE: Survey conducted by Alberta Municipal Affairs staff June 1984-March 1985.

Clyde Growth Report, 1985

6.2 Municipal Finance

The municipal assessment has increased steadily in recent years, rising from $360,590 in 1976 to $4,227,520 in 1985 (Lockwood, 1985). This increase reflects growth in the community and a new general assessment which was applied in 1980. Over the period 1976 to 1984, revenues had a corresponding increase from $28,368.74 in 1976 to $112,907.90 (see TABLE 6.3).

Table 6.3
Municipal Assessment and Revenues

Year	Assessment	Revenues
1976	$360,590	$28,368.74
1977	$551,770	$38,812.37
1978	$583,850	$47,480.32
1979	$611,670	$49,925.27
1980	$1,099,190	$69,105.16
1981	$3,849,190	$108,498.54
1982	$3,986,810	$109,778.37
1983	$4,114,850	$120,495.19
1984	$4,230,320	$112,907.90
1985	$4,227,520	n/a

SOURCE: June Lockwood, Secretary-Treasurer, Village of Clyde, 1985.

Clyde Growth Report, 1985.

CHAPTER 7
TRADE

This Chapter discusses the trade area for Clyde and district businesses, and examines recent retail and service trade trends.

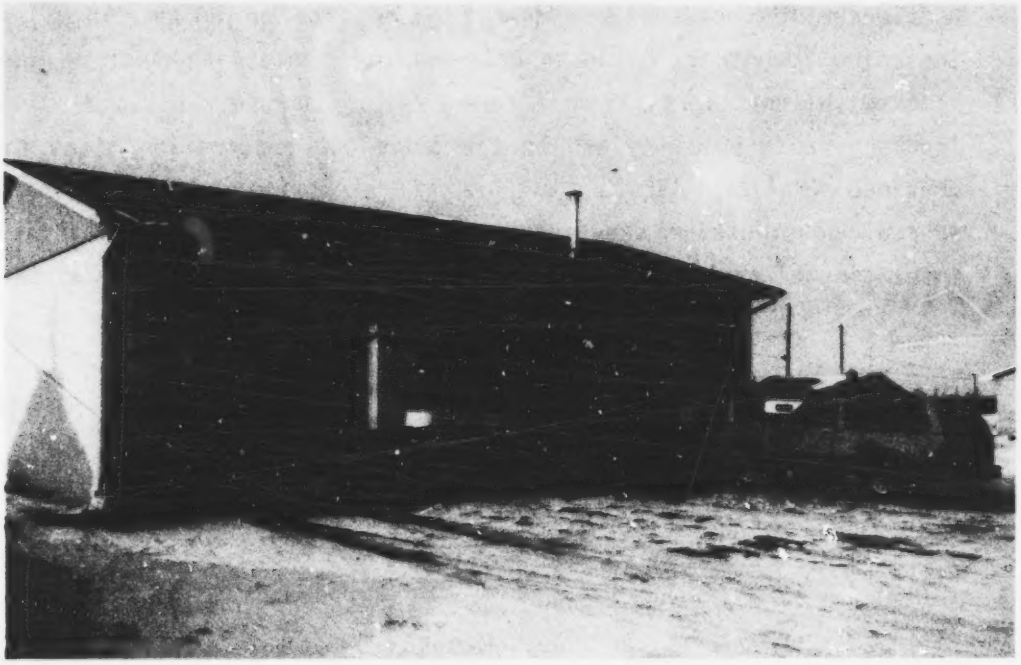
7.1 Trade Area

The trade area served by businesses in and adjacent to Clyde is not easily quantified as some firms service only a small local market, whereas others compete in regional, provincial, national, and even international markets.

Most firms in Clyde serve the local market, which is likely equivalent to the area served by the Alberta Wheat Pool grain elevator. It extends east from Highway 2 about 19 km (12 mi) to the Thorhild area, north from Clyde 4.8 km (3 mi) to the Pibroch area, and south from Clyde 4.8 km (3 mi) to the Vimy area. (Alberta Transportation, no date). The Pool elevator has a 10 year average grain throughput of 10,400,000 tonnes.

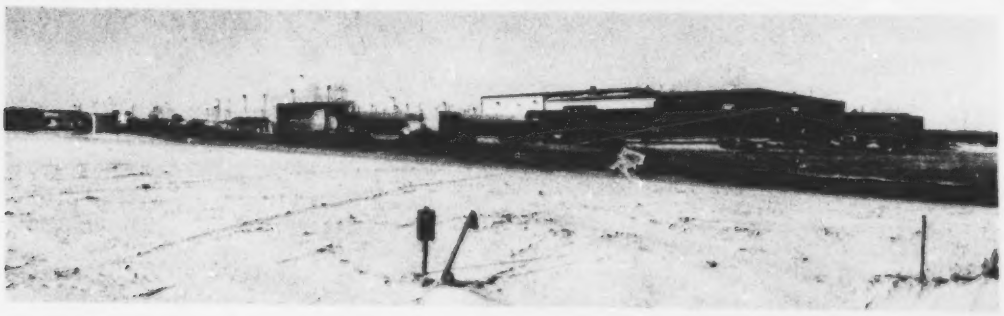
Other Clyde businesses serve regional and provincial markets. Clyde Auctioneering receives consignment goods from an 80 km (50 mi) radius area, including Edmonton. Although only recently established, Tri-Line Welding has blacksmith customers from Athabasca to Camrose (Lessard, 1984). Malish Trucking hauls bulk fly ash to the petroleum exploration sites throughout the province (Malish, 1984). D. Nyal Construction, in addition to providing general construction services, manufactures and installs oilfield equipment insulating blankets throughout Alberta and western Saskatchewan (Nyal, 1985).

CLYDE
AUCTIONEER INC



Several businesses adjacent to Clyde compete in national and international markets. Among these, Modern Livestock Ltd. is outstanding because: of its size, rate of growth, trade area, benefit to the community, diversification, and perhaps most important, its application of advanced technology to upgrade a traditional agricultural industry.

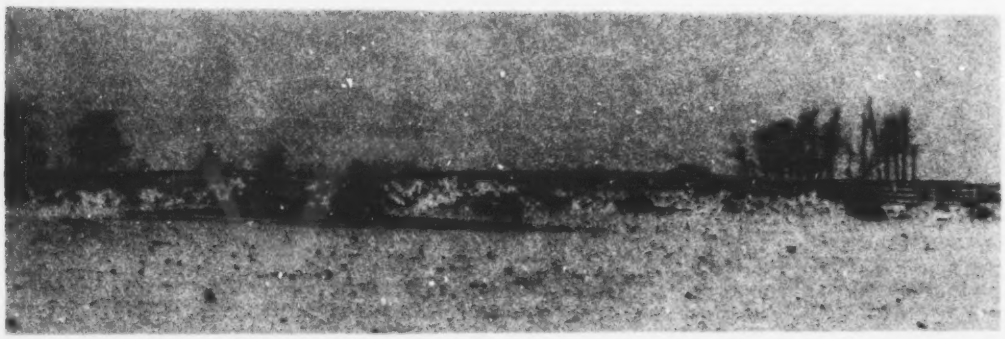
Modern Livestock Ltd. is the largest privately-owned auction mart in western Canada (Grieve, 1984). The $5.5 million facility has two auction rings which can be operated simultaneously and its pens can accommodate 12,000 head of cattle. When the original mart opened in 1977, 60,000 head of cattle were sold. In 1984 Modern sold about 185,000 head (Grieve, 1984). The volume is projected to more then double in the next four years. Commercial cattle sales comprise most of the volume, but purebred cattle, hogs, and horses are also sold. Most of the stock comes from northern Alberta and northeastern B.C. The sold animals are delivered to markets in southern Alberta, Ontario, Quebec and the U.S. Purebred livestock sales attract buyers from all over the world.



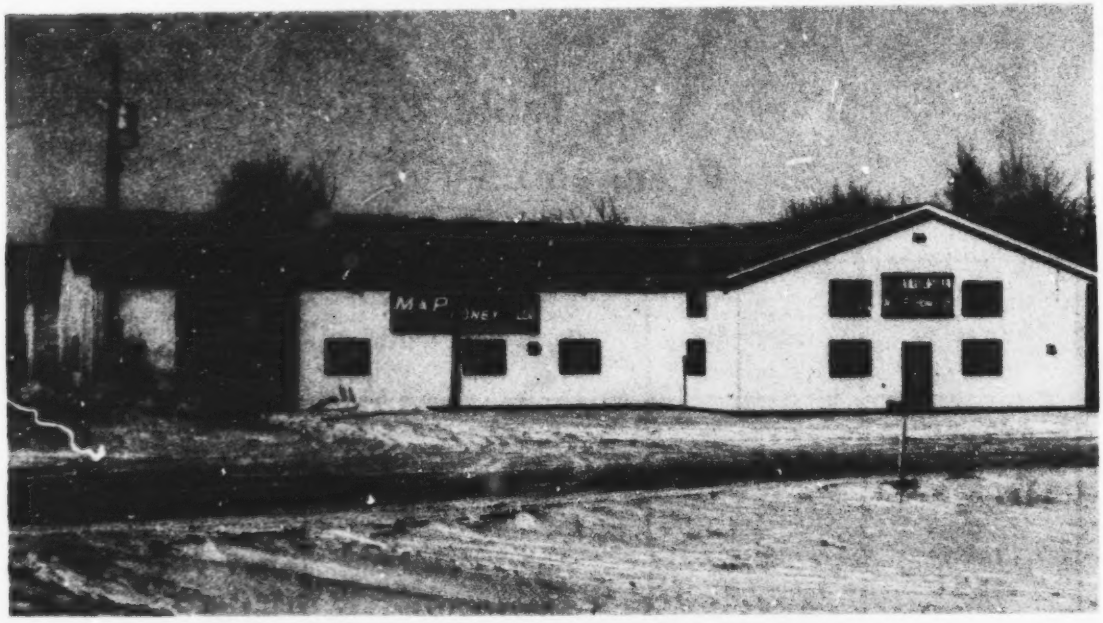
Modern Livestock is utilizing advanced technology to increase its efficiency and broaden its markets. Both sale rings are computerized. Recently Modern conducted North America's first satellite transmitted livestock auction, linking the sale in Clyde with buyers on the Ontario Livestock Exchange at Kitchener, Ontario. Ultimately all Modern's cattle sales are expected to be conducted using satellite technology to connect the mart with buyers in many other locations. Recently Bank of Montreal has opened an outlet at the mart. A loans officer is present sale days and the remainder of the time Modern's credit department will forward the loan applications.

The economic benefits to the community from this operation are significant. With an annual payroll exceeding $1 million, it provides direct employment for over 100 persons on-site. In addition to the tax revenues accruing to the M.D. of Westlock, there are considerable spin-off benefits to businesses in the area. Truck repair outlets, gas stations, restaurants, hotels, motels and numerous other retail and service outlets benefit from the number of sellers, buyers, and transporters converging at the auction mart. Approximately 500 truck loads of cattle arrive at the mart per month and 260 trailer loads are shipped out per month.

The auction owners have also diversified vertically and horizontally into other businesses. North Country Properties Ltd., a real estate sales and land development company, and The Stockman, a bi-weekly livestock publication with a circulation of 13,000, are operated out of the auction mart facility. Other related companies are involved with buffalo production (1000 head herd), food distribution (buffalo meat), computer systems and programs, and silage and bale bag systems. The silage and bale bags are marketed nationally and internationally.



Two honey producers in the Clyde area also market their products internationally. Swan Apiaries and M + P Honey have a combined total of approximately 4000 hives, shipping about 408,240 kg (900,000 lb) of honey annually (Swan, 1984; Thomas, 1984). The honey is trucked to eastern Canadian and U.S. distributors. By-products include bee pollen which is retailed regionally, and wax which is marketed nationally and internationally.



E + A Meat Processing serves a smaller regional market which extends to Athabasca, Fawcett, Morinville, and Westlock. The intensive livestock producers market their product locally, or in Edmonton. Although hay sales fluctuate considerably from year to year, in 1984-1985 hay from the Clyde area is being trucked to southern Alberta.

7.2 Retail and Service Trade

The number of retail and service trade outlets in Clyde has declined in recent years. From 10 outlets in 1975, the number decreased to 5 in 1982. Total receipts or sales over the same period increased from $1,306,000 to $1,432,000, or about 9.6% (see TABLE 7.1). It should be noted that Alberta Bureau of Statistics figures do not include home occupations. In early 1985 there were 7 retail and service trade outlets in Clyde.

Table 7.1
Retail and Service Trade [1]

Year	Total Outlets	Trade Receipts	Retail Trade Outlets[2]	Service Trade Outlets[3]
1982	5	$1,432,000	4	1
1981	5	$1,393,000	4	1
1980	6	$1.194,000	5	1
1979	7	$1,144,000	5	2
1978	8	NA [4]	5	3
1977	6	$813,000	5	1
1976	7	$813,000	6	1
1975	10	$1,306,000	9	1

1. Does not include home occupations.
2. Businesses engaged primarily in selling merchandise directly to the final customer.
3. Businesses engaged primarily in providing a service to customers for a fee.
4. Not available

SOURCE: Alberta Bureau of Statistics, Alberta Retail and Service Trade Statistics, Edmonton.
Clyde Growth Report, 1985.

CHAPTER 8
LAND SUPPLY

This Chapter inventories the amount of undeveloped residential, industrial and commercial land in Clyde. For each category information is provided on: owner, location, zoning, servicing, and price (where available). The residential inventory includes a variety of lot types including: serviced and advertised lots, unserviced lots, under-utilized lots, vacant parcels, infill lots, larger partially developed lots, and land which may be zoned residential in the future.

TABLES 8.1, 8.2 and 8.3 inventory the supply of residential, industrial, and commercial land. Clyde has surplus quantities of land in all categories, particularly residential and commercial. There is no fully serviced industrial land available, however, the village-owned industrial lots north of the highway and the privately-owned lots west of the elevators are serviceable.

8.1 Residential Land Supply

TABLE 8.1 inventories all the existing and potential residential land without regard for its immediate availability for sale or development. It also includes parcels and larger lots which are currently partially used for residential purposes, but have potential for additional residential development if subdivided and serviced. The two Johnson parcels and one Lux parcel located across the street from the school have not been included in the residential inventory because additional residential subdivision and development of these sites is precluded by their proximity (1,000 ft) to the Village sewage lagoon (see 8.3 COMMERCIAL LAND SUPPLY).

There are approximately 87 undeveloped residential lots (the larger lots partially utilized for residential purposes have been tabulated under the acreage column, but not under available lots). Of the 87 undeveloped residential lots, the bulk of the available unsold lots are located in the new subdivisions - Denthor (16 lots), AHC (20 lots), and Mercier (25 lots).

Table 8.1

Residential Land Supply [1]

Owner	Location	Zoning	# Lots [2]	Size	Serviced	Unserviced	Price
1. Denthor	Plan 792 1755, Bk 9, Lots 12-17, 19, 21-25	R1	12 (4 unsold)	2 @ 65' × 137' 10 @ 50' × 137'	1.98 ac	—	$11,000-$13,000
2. Denthor	Plan 792 1755, Bk 11, Lots 1-13	R1	13 (12 unsold)	1 @ 65' × 137' 12 @ 50' × 136'	2.08 ac	—	$11,000-$13,000
3. AHC	Plan 792 0706, Bk 11, Lots 5-9, 11-18	R1	13 (13 unsold, reservation on Lots 16, 17, 18)	13 @ 60' × 120'	2.15 ac	—	$12,000-$21,000
4. AHC	Plan 792 0706, Bk 13, Lots 5-6, 8, 9, 11-13	R1	7 (7 unsold)	7 @ 60' × 120'	1.18 ac		$12,000-$21,000
5. AHC	Plan 2271 E.T. 2 parcels 1 parcel	R1 UR	—	—	—	45 ac (0.64 ac, 1.29 ac, 42.93 ac) (excluding 15 ac recreation area)	—
6. Mercier	Plan 822 2237 Bk 6, Lots 11, 12, 13 Bk 7, Lots 11, 12, 13, 14, 15 Bk 8, Lots 11, 12, 13, 14, 15, 16 Bk 9, Lots 1-11	RMH1	3 5 6 11 (25 unsold, but 7 occupied)	56' × 108 50' × 108 52' - 62' × 100' - 146' 50' × 100'	2.95 ac	—	$11,000 and up
7. Mercier	Plan 4963 A.F. Plan 935 A.I. OP (76-D-1075)	UR	—	—	—	13.02 ac (approx. 49 lot capacity @ 50' × 100', and 4.2 ac MSR)	—
8. M.C. Nelson & A.P. Nelson	Pt. NW35-49-25-4 C of T (below Mercier)	UR	—	—	—	9.23 ac (approx. capacity of 27 lots plus 1.72 ac MSR)	—
9. Bruno Gartner	Pt. NW35-59-25-4 C of T (below Mercier	UR	—	—	—	1.05 ac (includes one residence)	—
10. Mike Stasiuk	Plan 4963 A.F., Bk 8, Lots 5, 6	R2	2	25' × 120'	0.14 ac	—	—
11. Joseph & Paulette Loterza	Plan 4963 A.F., Bk 7, Lot 10	R2	1	25' × 120'	0.06 ac	—	—
12. G.T. Prazak	Plan 4963 A.F., Bk. 6, Lot A	R2	1	50' × 120'	0.14 ac	—	—
13. J. Van Den Boom	Plan 4963 A.F., Bk 5, Lots 1, 2, 3	R2	3	25' × 120'	0.21 ac	—	—
14. Clem Morrill	Plan 4963 A.F., Bk 5, Lot 6	R2	1	25' × 120'	0.06 ac	—	—
15. Bruno & Shirley Gartner	Plan 767 T.R., Bk 6, Lot 1	R2	1	144' × 125'	0.41 ac	—	—
16. Victor & Pearl Nelson	Plan 767 T.R., Bk 6, Lot 2	R2	1	194' × 125'	0.56 ac	—	—
17. Hilda Nelson	Plan 5854 N.Y., Bk 6, Lot Q	R2	1	145' × 125'	0.42 ac	—	—
18. Bernard Russell Thomas	Plan 762 1046, Bk 10, Lot 2	RMH1	1	50' × 110'	0.13 ac	—	—
19. Harry Steiger	Plan 5758 K.S., Bk 5, Lot 2, Pt. Lot 3	R2	1	109' × 125' 164' × 125' (house occupies pt.)	0.70 ac	—	—
20. Bruno Gartner	Plan 767 T.R., Bk 8, Lot 4 (Pt.)	R2	—	185' × 265'	1.09 ac (House on part)	—	—
21. Marie L. Worsley	Plan 767 T.R., Bk 8, Lot 5 (Pt.)	R2	—	95' × 265'	0.58 ac (house on part)	—	—
22. Village of Clyde	Plan 8122529 W. Pt.	R2	1	68' × 125'	0.19 ac	—	—
23. Werner & Mary Von Lowenstein	Plan 7823320 Lot 5	R2	1	55' × 125'	0.16 ac	—	—
24. Clyde & Dist. Senior Cit. Club	Plan 782 3320 Lot 6	R2	1	55' × 125'	0.16 ac	—	—
	TOTALS		97 lots		15.3 ac	68.3 ac	

1 Includes vacant residential lots and parcels, and those larger parcels which are only partially utilized for residential purposes. Does not include the 2 large Johnson lots and 1 large Lux lot across from the school because these under-utilized properties are located within 1,000 feet of the sewage lagoon, and therefore cannot be subdivided for additional residential use.

2 Larger parcels and lots only partially utilized for residential purposes are not counted as a "lot" because they would require subdivision prior to becoming available for additional residential development.

SOURCE: Survey conducted by Alberta Municipal Affairs staff, March, 1985.

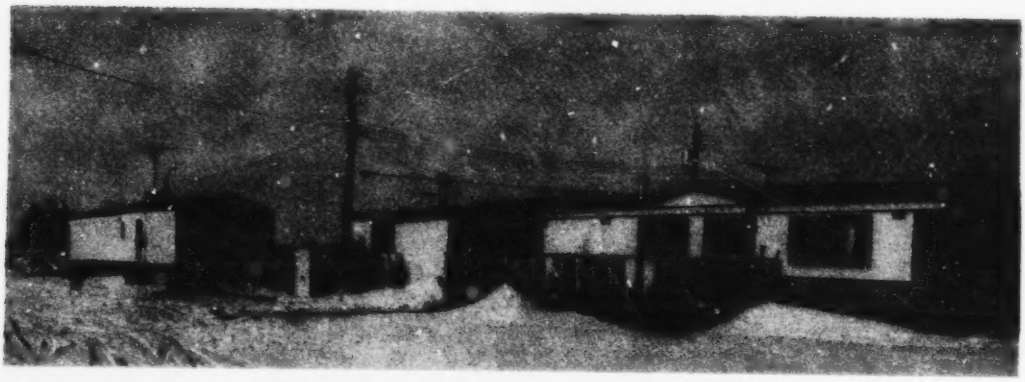
Clyde Growth Report, 1985.

There are 6.2 ha (15.3ac) of serviced residential land and 27.6 ha (68.3 ac) zoned Urban Reserve which is intended for future residential use. The Urban Reserve has a capacity to accommodate a subdivision of approximately 200 residential lots.

Since 1975, the consumption rate of residential lots has been about 6 per year. Assuming this trend continues, Clyde has at least a 10 year supply of serviced lots in the new subdivisions alone without considering infill in older areas and resubdivision of older, larger lots.

The Mercier mobile home park (12 stalls) on the west side of the Village usually has 3-4 vacant stalls, however about 7 of the adjacent mobile home subdivision lots are usually occupied or rented on a temporary basis by mobile home owners.

In addition to the supply of residential land within Clyde, the 45 acre parcel (Pt. NW 59-25-4) east of the AHC subdivision (in the M.D. of Westlock) has a potential capacity of 160-170 lots.



8.2 Industrial Land Supply

Clyde has an adequate supply of subdivided industrial land (3.63 ac), but only 0.49 ac is serviced with water. None of the vacant industrial lots are serviced with sewer. Servicing could readily be extended to the Village-owned industrial lots north of the highways, and to the privately-owned lots west of the elevators. If the Mercier land proposed for industrial development (currently zoned Urban Reserve) is included, Clyde has a total supply of industrial land of 14 lots or 28.31 ac (see TABLE 8.2).

Table 8.2

Industrial Land Supply

Owner	Location	Zoning	# Lots	Size	Serviced	Un-serviced	Price
1. Village of Clyde	Plan 1209 A.I. Bk 4, Pt. Lot C	M	1	165′ × 130′	0.49 ac (water	—	—
	Lots 30 and B	M	2	30′ × 130′ 170′ × 130′	only) —	0.61 ac	—
2. Maria Dydyk	Plan 4963 A.F., Bk 4, Lot B	M	1	50′ × 171′	—	0.20 ac	—
3. D.J. Round Pipeline Assoc. Ltd.	Plan 4963 A.F., Bk 4, Lots 3, 4, 5	M	3	25′ × 171′	—	0.29 ac	—
4. Adol Malish	Plan 4963 A.F., Bk 3, Lots 5, 6	M	2	25′ × 171′	—	0.20 ac	—
5. K.P. Saunders Develop. Ltd. & L4 Group	Plan 4963 A.F., Bk 3, Lots A, 7, 8, 9	M	1 3	55′ × 171′ 25′ × 171′	— —	0.21 ac 0.29 ac	— —
6. Murtis Clement	Plan 4963 A.V., Bk 4, Lot C	M	1	50′ × 171′	—	0.20 ac	—
7. C.N.R.	Plan 981 A.T.	M	—	500′ × 100′ (approx. 1.14 ac not utilized by elevators, but not subdivided into lots)	—	1.14 ac	—
8. Mercier	Pt. of NW 35-59-25-4 Plan 935 A.I. Parcel X	UR	—	840′ × 280′	—	24.68 ac	—
	TOTALS		14 lots		0.49 ac (water only)	27.82 ac	

Source: Survey conducted by Alberta Municipal Affairs, March, 1985.

Clyde Growth Report, 1985

8.3 Commercial Land Supply

Clyde has an ample supply of serviced commercial lots. There are 14 lots totalling about 3.67 ac. Three large residential parcels (Johnson and Lux) have been arbitrarily included in the potential commercial land supply. Because of their proximity (1000 ft) to the sewage lagoon, it is unlikely that these three lots could be subdivided or developed for any additional residential use.

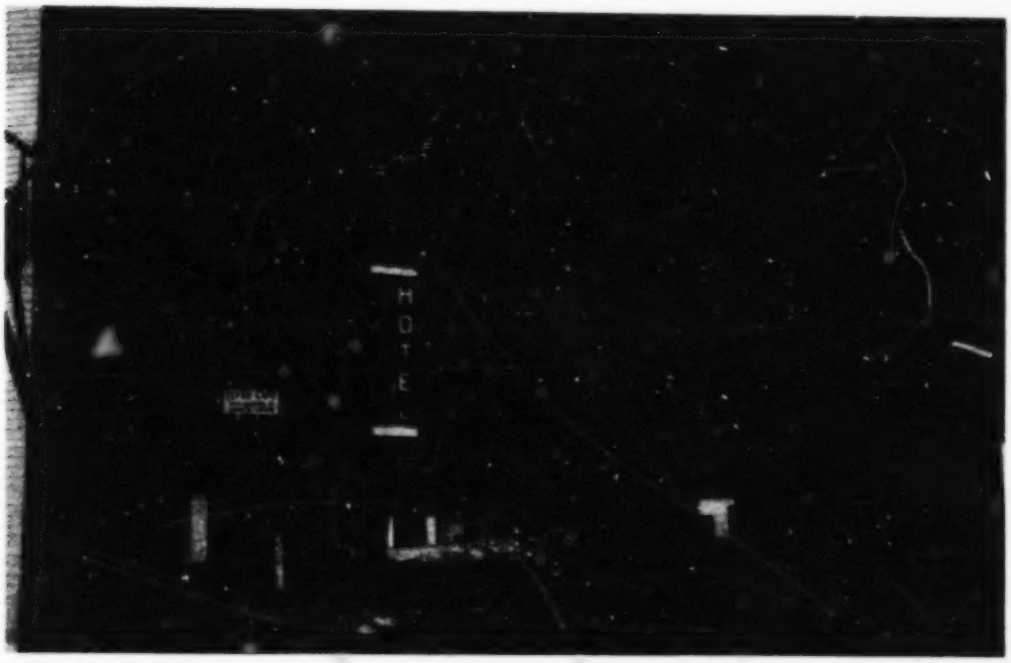


Table 8.3

Commercial Land Supply[1]

Owner	Location	Zoning	# Lots[2]	Size	Serviced	Un-serviced	Price
1. Village of Clyde	Plan 1453 A.J. Bk 1, Lot 13	C	1	50′ × 125′	0.14 ac	—	—
2. Village of Clyde	Plan 1453 A.J. Bk 2, Lots 6, 7, 8, 9	C	4	30′ × 130′	0.36 ac	—	—
3. David Schaffer	Plan 1453 A.J. Bk 2, Lot 5	C	1	30′ × 130′	0.09 ac	—	—
4. Nelson Hardware	Plan 1453 A.J. Bk 2, Lots 10, 11	C	2	50′ × 125′	0.29 ac	—	—
5. Denthor	Plan 1453 A.J. Bk 2, Lot 13	C	1	50′ × 125′	0.14 ac	—	—
6. Donald & Cecilia Siegle	Plan 1453 A.J. Bk 4, Lot 20	C	1	50′ × 125′	0.14 ac	—	—
7. Nelson Hardware	Plan 1453 A.J. Bk 4, Lots 22, 23	C	2	50′ × 125′ (vacant bldg. on lot 23)	0.29 ac	—	—
8. Alyce Olsen	Plan 1453 A.J. Bk 3, Lot 7	C	1	30′ × 130′	0.09 ac	—	—
9. Johnson	Plan 2271 E.T. 2 C. of T.'s, Pt. Parcel E	R2	1 —	235′ × 265′	1.43 ac (0.31 ac and 1.12 ac; house on part)	—	—
10. Walter H. Lux	Plan 2271 E.T. C. of T., Pt. Parcel E	R2	—	115′ × 265′	0.7 ac (house on part)	—	—
TOTALS			14 lots		3.67 ac		

1. Includes three large residential lots unsuited for additional residential development due to their proximity (1000 ft.) to the sewage lagoon.
2. Number of lots excludes larger parcels which would require subdivision prior to commercial development.

SOURCE: Survey conducted by Alberta Municipal Affairs, March, 1985.

Clyde Growth Report, 1985.

8.4 Future Expansion Areas

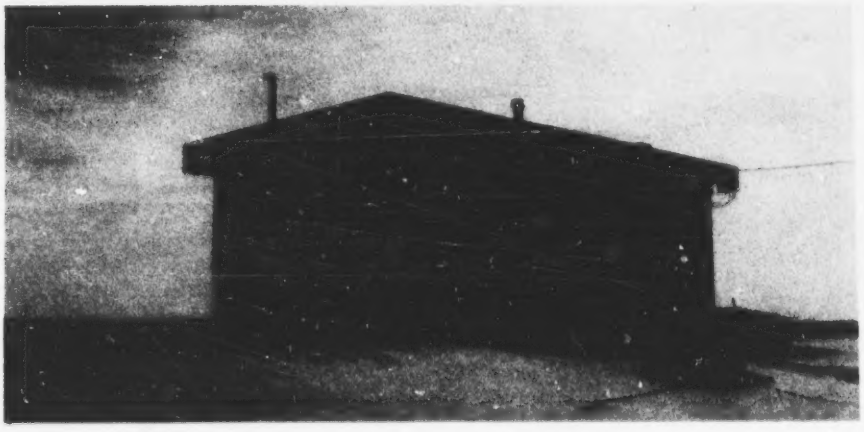
If future absorption rates of land are similar to past trends, Clyde has an adequate land supply for more than 20 years. All land in and adjacent to the Village is serviceable, however, from an engineering perspective long term growth to the west or south would likely be less expensive because the topography in both these directions (Podmore, 1984). Further expansion to the east would require additional lift stations. Residential expansion to the north would be constrained because of the highway and sewage lagoon. From an agricultural perspective, growth to the east or west would be preferable because the land has a Canada Land Inventory agricultural capability rating of 4, whereas the agricultural capability of land to the south is rated higher at 1 and 2. The M.D. of Westlock General Municipal Plan suggests that future growth to the east or west may be more suitable because of the lower agricultural capability and the constraints to northward expansion.

CHAPTER 9
UTILITIES

This Chapter deals with the utility services available in the Village, including: water, sewer, stormwater management, solid waste disposal, natural gas, and electricity (telephone services were covered in Chapter 2). Those services provided by the Village are described in more detail, with emphasis on the capacity of the services to accommodate population growth.

Two of the more important services for growth - water and sewer - have capacity to serve a total population of 800-1000 persons or about 2 1/2 times Clyde's present population. The information on the water, sewer and stormwater management systems was provided by the Village's engineering consultant, John Podmore (Personal interview, November 1984).

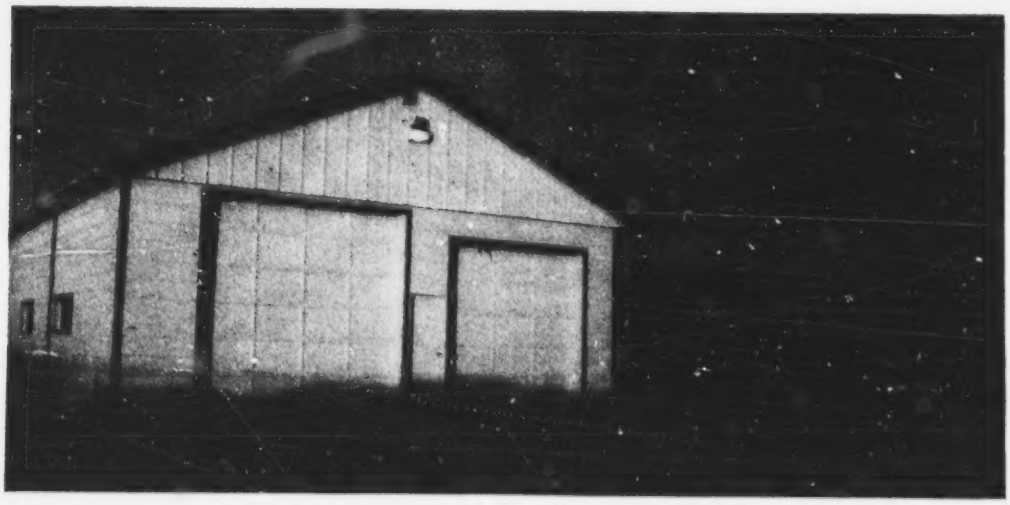
Clyde's water is supplied from a 727 lpm (160 igpm) safe-yield well located about 8 km (5 mi) northeast of the Village. As a backup there are 6 older wells available. The water is pumped via a 7.6 cm (3 in) line to the treatment plant in Clyde. At the plant there is a 909,200 l (200,000 gal) storage reservoir and an additional 227,300 l (50,000 gal) storage capacity standpipe or tower in the south part of the Village. This provides a fire flow storage capacity for a population of over 800. The treated water is distributed through 15 cm (6 in) mains from a 20 cm (8 in) main to the reservoir. The water system capacity could be readily expanded by increasing the size of supply line from the well site to the booster station (located halfway to Clyde) to pump more than its existing capacity of 227 lpm(50 igpm).



Sewage is collected by gravity flow through a network of 20 cm (8 in) mains. A lift station at the corner of 50 Ave. and 48 St. pumps sewage from the mobile home, Denthor and AHC subdivisions west to connect with the gravity flow running north under 49 St. The effluent flows from the collection system through a 25 cm (10 in) outfall line northeast to the lagoon. The four aerobic and one large storage pond are drained to a lake 6.4 km (4 mi) away. The outflow line to the lagoon has a capacity for a 2200 population. The current lagoon has a one year storage capacity to serve a community of 1000 persons. As the lagoon site is 9.3 ha (23 ac) in size, there is plenty of space for expansion of existing facilities. Development of land east or north of the AHC subdivision would require additional lift stations. This would likely necessitate an additional 20 cm (8 in) line to the outflow line and possibly a lift station at the outflow to the lagoon.

Stormwater is handled by a surface drainage system of gutters, ditches, swales and culverts. The water is channelled to the northeast, the natural direction of flow. Phase I of the AHC subdivision is drained by a ditch leading to a storm retention pond located in the northeast corner of the Village by Highway 18.

Solid waste (garbage) is collected weekly by the Village public works staff and trucked to the M.D.'s landfill site at Nestow. Through an agreement with the M.D., the Village is ensured of a landfill site in which to dispose of waste (see CHAPTER 11).



Electricity is provided by Trans Alta Utilities and Northwestern Utilities serves the Village with natural gas. Trans Alta Utilities has an adequate capacity to accommodate growth over at least 20 years (Schultz, 1985). Moreover, with a substation just west of Clyde and another one north of Westlock, Clyde has two sources of power and therefore very high reliability. Northwestern Utilities has a natural gas pipeline running past Clyde and there are no supply or pressure limitations for growth in the Village (Salisny, 1985).

CHAPTER 10
COMMUNITY SERVICES

10.1 Recreation & Open Space

Most of the recreation facilities in the Village (except those at the school) are owned by the Village, but operated under agreement by the Clyde and District Agricultural Society. The Agricultural Society is an umbrella group formed to coordinate community efforts to obtain financial assistance for the development and operation of recreation facilities (Olsen, 1984). Through its member organizations (community hall board, recreation committee, rodeo group, and curling club) it operates the community hall, curling rink, recreation grounds, and the skating rink. Other activities sponsored are the annual two day rodeo held every June since 1982, and the bi-weekly bingo/Nevada nights.

The major recreation facilities include:

(1) community hall - with kitchen

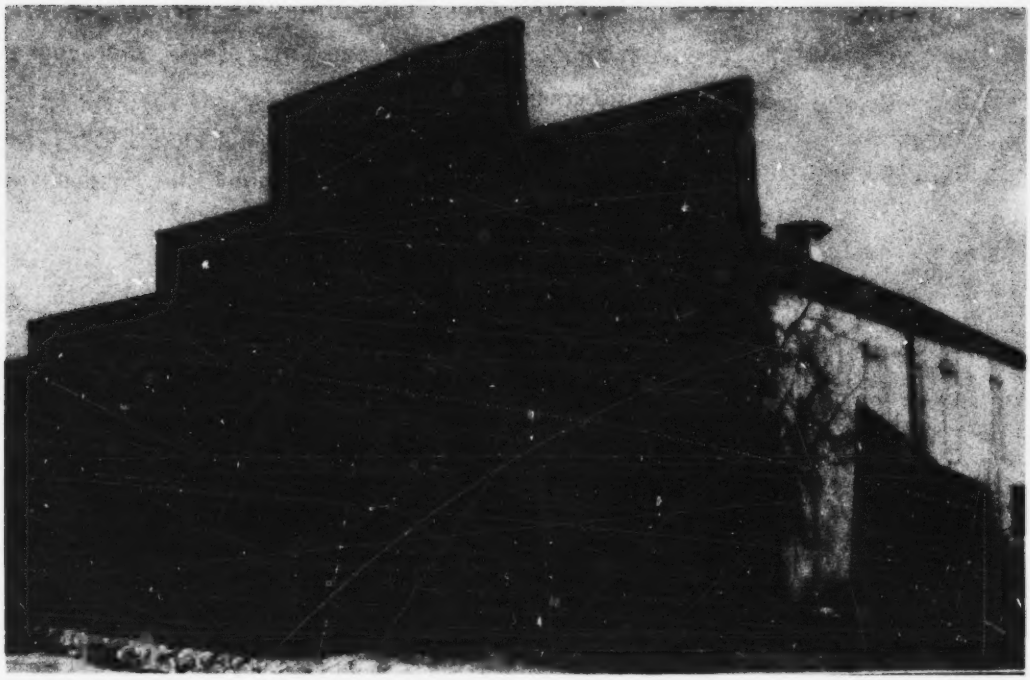
(2) curling rink - with three sheets of artificial ice with lounge and concession

(3) playground - with two swing sets, two teetertotters, a merry-go- round, slide, and an "igloo" climbing apparatus

(4) outdoor skating rink - with two dressing rooms, two bathrooms and kitchenette. (The rink was community built, but is school property as it is located on school land).

(5) recreation grounds - with rodeo grounds, (race track, bleachers, stock pens), a ball diamond, picnic shelter, food concession trailer, and a small concession trailer.

(6) school - with a gymnasium, six ball diamonds, 9.2 acres of grounds, two climbing apparatus, two slides, and nine teetertotters.



There are over 14 ha (35 ac) of recreation open space in the Village including: the school grounds, the area around the water tower, the Lions playground, and the recreation grounds. It should be noted, however, that about 6 ha (15 ac) of the land in the recreation area is on land owned by Alberta Housing Corporation. This land was originally land banked for future residential use.

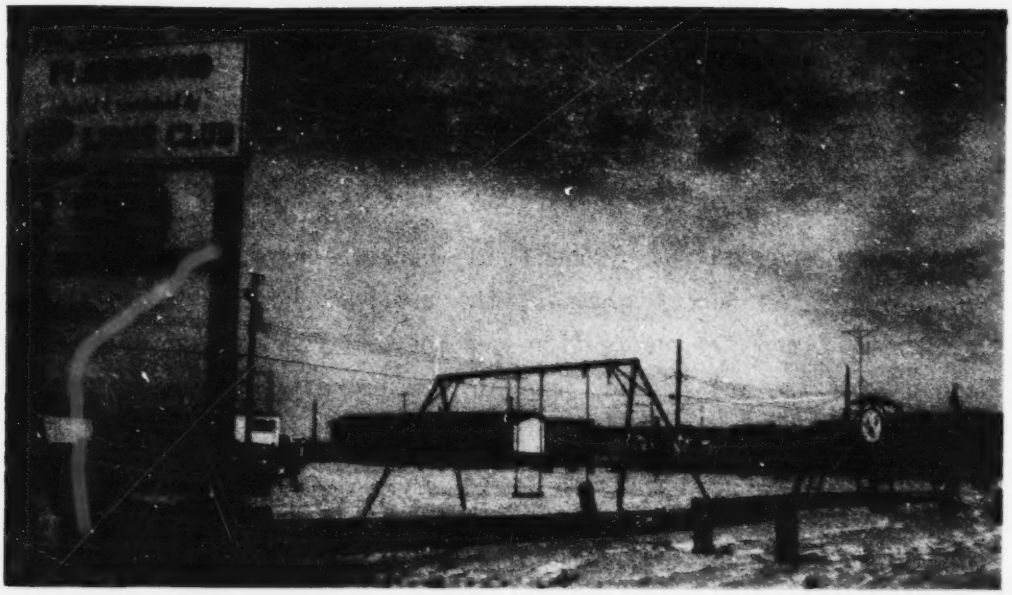
Clyde is a member of the Westlock Regional Recreation Board. Other members include: the Town of Westlock, M.D. of Westlock, and Improvement District 17. In accordance with the Westlock Regional Recreation Master Plan Update 1980-82 (currently being updated), the recreation development priorities for Clyde include:

- development of a recreation complex
- development of the recreation grounds
- renovations and addition to the community hall
- renovations to the outdoor skating rink.

To date progress toward meeting these objectives includes:

- recreation grounds improvements (new and upgraded fencing, track improvements)
- community hall improvements (new dance floor, carpeting, new ventilation system, and lowering of the suspending ceiling)
- skating rink improvements (painting)
- recreation complex planning.

Additional ball diamonds and a campground are also being considered. These uses could be accommodated in the recreation grounds area or possibly in the old reclaimed landfill site on the east boundary of the Village.



10.2 Fire and Police Protection

The Village has a 12 man volunteer fire crew which operates a Village fire truck and the M.D. of Westlock's fire truck under agreement with the M.D. (see CHAPTER 11). Police protection is provided by R.C.M.P. from the Westlock detachment.

10.3 Health, Family & Community Support Services

Health services are provided by the Sturgeon Health Unit, the Imaculata Hospital, Westlock Nursing Home, all in Westlock. Ambulance services are available from two privately operated companies in Westlock.

Family and community support services are available through the Westlock and District Community Services office in Westlock. The many services include (Feser, 1984):

- information and direction for any service
- appointment referrals and application assistance for the Canada Pension Plan and Old Age Security
- Santa's Anonymous
- Social Service referrals
- community calendar
- babysitting registry
- infant car seat rentals
- referrals for home help handyman
- Commissioner of Oaths
- house the Federal Business Development Bank representative when in Westlock
- house the Hire-A-Student representative, May 1 to August 31
- house the Alberta Career Centre representative when in Westlock
- coordinate the Volunteer Bureau for both volunteers and the needy
- sponsor the Volunteer of the Year Award
- assist with homemaker service (family crisis, handicapped, seniors)
- Block Parent Program
- Child Identification Program
- assist support groups (single parents, and Tough Love)
- teen development program
- CHUM Program (like Uncles at Large and Big Sisters).

10.4 Senior Citizens Services

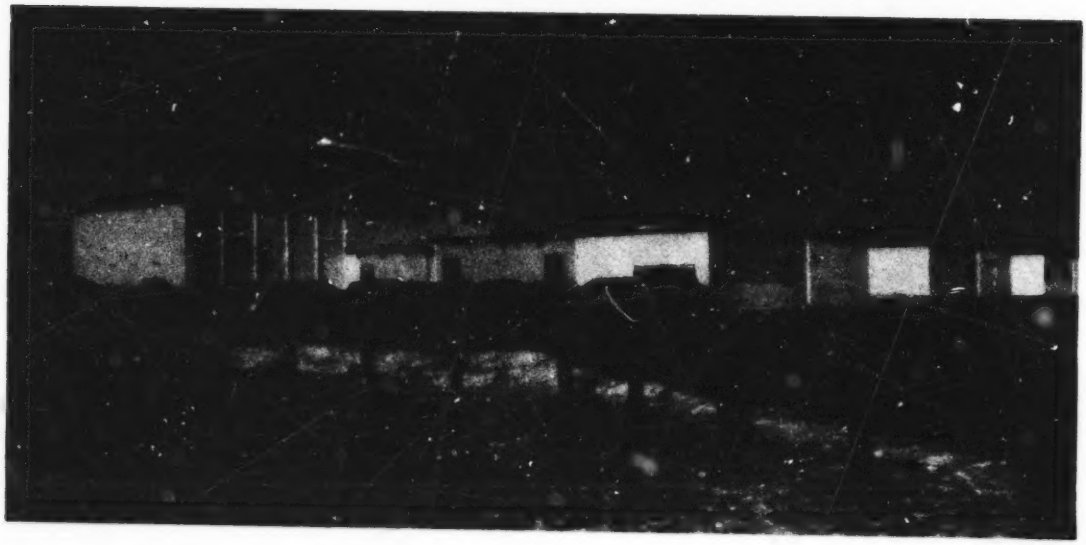
Services and facilities specifically developed for seniors in Clyde include: an apartment, drop-in centre, and a bus service. Eastview Manor, a 12 unit seniors apartment building, was constructed in the AHC subdivision in 1982/83. It currently has 2 vacant suites. The three lots to the south have been "reserved" by Alberta Housing Corporation for future development of additional units. The Senior Citizen Drop-In Centre was completed in 1983 on land owned by the Village. The Westlock and District Senior Citizen Transportation Committee provides weekly bus service for seniors to Westlock. The bus services Clyde every Thursday.

10.5 Education

The Eleanor Hall School, under Westlock School Division #37, provides public school education for Grades K through 9. Senior high students are bused to schools in Westlock. The school now has 10 classrooms with a total capacity for 250 students. In the winter semester of 1985, enrollment stood at 211 students (198 elementary and junior high, and 13 kindergarten). The information in this Section was provided by the School Principal, Nick Ewanchuk.

Several changes have occurred at the Clyde school in the last few years. One classroom has been converted to a staff room and work area. Space has been added for a general office, principal's office, and shower/change rooms. In September 1984, the kindergarten (current enrollment of 13) was moved from the church to the school. It operates Tuesdays and Thursdays. Under the Building Quality Restoration program, the school will get new flooring and tiling, new lockers and new bathroom fixtures in the summer of 1985.

The staff complement includes: 12 full time teachers, one half time teacher, 1 full time secretary, one and one half custodians, for a total of 14 full time and two part time employees.



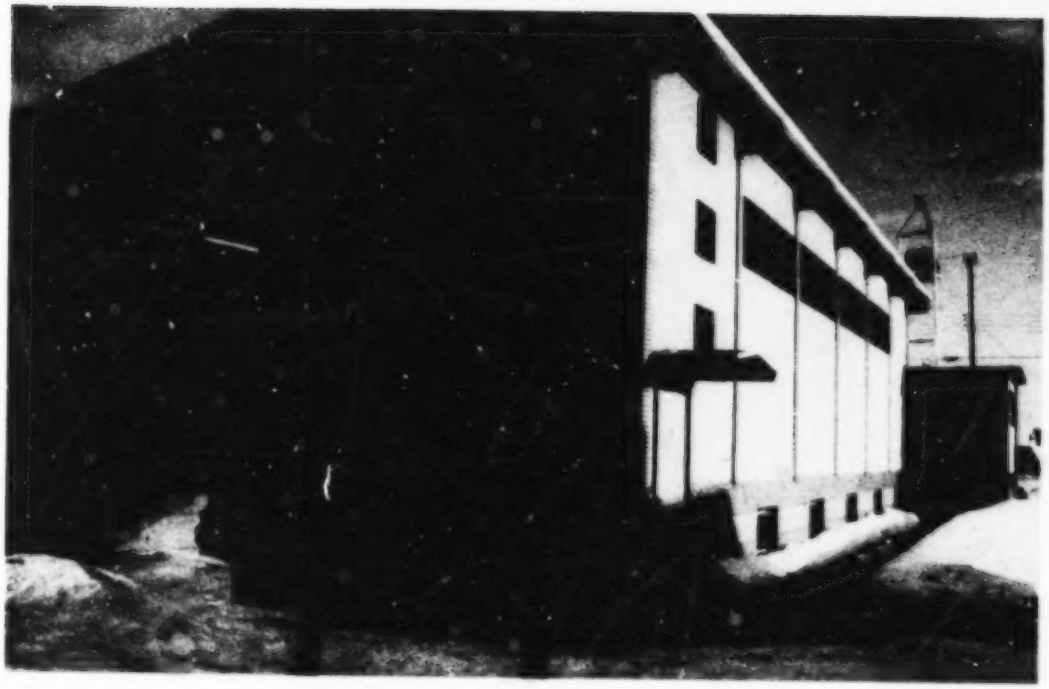
The school is available for community use at the principal's discretion. Other regular uses include: Cubs weekly, gymnists weekly, ladies fitness twice weekly during programs, fire department weekly, Cub-Scout committee meetings monthly, and family unit meetings weekly.

There are no immediate plans for school expansion as there is adequate spare enrollment capacity. Some elementary - junior high students from the Clyde area who previously attended school in Clyde, are now enrolled at a Christian school, 6.4 km (4 mi) north of the Village, which offers grades 1-12.

The Clyde Playschool has a current enrollment of 17, but can accommodate 30 children aged 3 to 5 years. The playschool is split into two groups. Each group attends half days, twice a week.

10.6 Churches

The churches located in Clyde include: the Clyde Gospel Mission, St. Patricks Catholic Church, and Clyde United Church. Affiliated groups are the Catholic Women's League and the United Church Women.



10.7 Other Groups

Other community groups include: Clyde and District Agricultural Society, Lions Club, Clyde Curling Club, and the Clyde Community Hall Association. (The role of the Agricultural Society has been more fully described in SECTION 10.1).

CHAPTER 11
JOINT AGREEMENTS

Clyde has taken the initiative in establishing several intermunicipal and other joint agreements for the provision of services to Village and area residents.

One of the major agreements involves Clyde providing personnel and storage for an M.D. fire truck in return for solid waste disposal privileges at the Nestow nuisance grounds. If the fire truck is required to go beyond the rural "district" around Clyde, the M.D. is billed for the service.

By participating with other municipalities (M.D. of Westlock, I.D. #17, and Town of Westlock) in the Westlock Foundation, Clyde has representation in decision making at two senior citizen residential complexes - the Pembina Lodge and Smithfield Lodge - in Westlock.

Clyde also participates with the M.D. of Westlock, and Town of Westlock in providing transportation services to senior citizens, by turning over its $2 per capita (1984) Alberta Transportation annual grant to help cover busing expenses. The Westlock and District Senior Citizen Transportation Bus stops weekly in Clyde to take seniors to Westlock for the day.

In agreement with the M.D. of Westlock and the Town of Westlock, the Village provides Family and Community Support Services. Disaster Services are also co-ordinated with the Town and M.D.

With regard to municipal school reserves, Clyde has an agreement with the school authority whereby title to reserve lands dedicated during the subdivision process are vested with the municipality. When the school authority requires land, it shall be sold back to the school for $1.00 and the actual cost of survey and registration.

Clyde also has water and sewer servicing agreements with several adjacent landowners. The Village supplies Rolands (part of the year), Roelofs, Swans, and Toporiwskys with treated water. The Rolands, Swans and Toporiwskys are hooked up to the Village sewage collection system.

Clyde is a member of the Westlock Regional Recreation Board. In January 1985, Clyde the Town of Westlock, M.D. of Westlock, and i.D. 17 renegotiated the Regional Recreation Agreement for a minimum of five years.

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